



Alex & Matteo
ESTATE AGENTS



Woods Road, London, SE15 2PX

A contemporary and immaculately presented two double bedroom apartment conveniently located a five minute walk from Queen's Road Peckham for a quick commute to central London, as well as moments from a plethora of local amenities including independent cafes, restaurants, local markets and shops. The property features a spacious and naturally bright open plan kitchen with additional built-in storage, leading into a private west facing covered balcony enjoying evening sun and views over the landscaped grounds and towards Peckham beyond. There are two good sized double bedrooms (one of which boasting a built-in wardrobe), and a stylish bathroom. Additional storage can be found in the generous cupboard in the hallway. The apartment is part of a highly sought after gated development featuring communal landscaped grounds and plenty of bicycle storage. The greenery of Cossall Park is adjacent to the development.

Leasehold
Years left on the lease: 117
Service Charge: £4425.60 per annum
Ground Rent: £249.96 per annum

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Chain Free
- Naturally Bright Apartment
- Contemporary Secure Gated Development
- Immaculately Presented
- Plenty of Storage Space
- Private West Facing Balcony with Evening Sun
- Stylish Bathroom
- Communal Landscaped Gardens and Bicycle Parking
- Residents Car Parking Permit Available

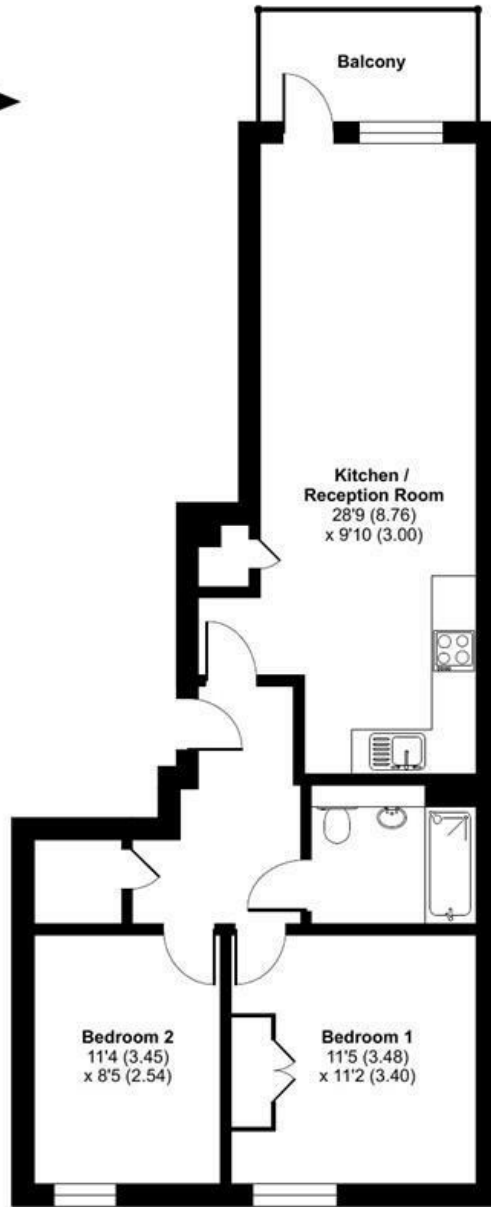
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Asking price £450,000

Woods Road, Peckham, London, SE15

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hyde Housing Association. REF: 1104482

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	